185.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,400 / 794,400
					USE VALUE:	794,400 / 794,400
					ASSESSED:	794,400 / 794,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YARLAGADDA SRIKANTH &
Owner 2:	GARAPATI ANITHA
Owner 3:	
Street 1:	6 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	O RIORDAN MARY J/ TRUSTEE -
Owner 2:	6 HATHAWAY CIR REALTY TRUST -
Street 1:	6 HATHAWAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,564 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 2330 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7564.000	341,600		452,800	794,400
Total Card	0.174	341,600		452,800	794,400
Total Parcel	0.174	341,600		452,800	794,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.00 | /Parcel: 341.0

Legal Description

User Acct 124289

GIS Ref

GIS Ref

Insp Date 08/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 185.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,600	0	7,564.	452,800	794,400	794,400	Year End Roll	12/18/2019
2019	101	FV	266,100	0	7,564.	452,800	718,900	718,900	Year End Roll	1/3/2019
2018	101	FV	266,100	0	7,564.	381,700	647,800	647,800	Year End Roll	12/20/2017
2017	101	FV	266,100	0	7,564.	349,300	615,400	615,400	Year End Roll	1/3/2017
2016	101	FV	235,900	0	7,564.	297,600	533,500	533,500	Year End	1/4/2016
2015	101	FV	230,600	0	7,564.	258,800	489,400	489,400	Year End Roll	12/11/2014
2014	101	FV	230,600	0	7,564.	239,400	470,000	470,000	Year End Roll	12/16/2013
2013	101	FV	230,600	0	7,564.	227,700	458,300	458,300		12/13/2012

!14357!

PRINT

Date	Time
12/11/20	04:13:02

LAST REV

Date	Time
09/27/18	18:10:21
mmcmakin	
14357	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O RIORDAN MARY	1493-27		7/12/2016		630,000	No	No		Mary ORiorday d.o.d. 12/7/2015 bk 1424 pg 66
O RIORDAN MARY	1424-66		10/2/2012	Convenience	1	No	No		
	865-134		8/15/1975		45,000	No	No		Mary ORiordan d.o.d. 12/7/2015 bk 1424 pg 66

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2014	434	Addition	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2018	Missed Appt.	BS	Barbara S
8/3/2018	MEAS&NOTICE	BS	Barbara S
6/17/2014	Info Fm Prmt	PC	PHIL C
10/24/2008	Meas/Inspect	345	PATRIOT
1/7/2000	Meas/Inspect	163	PATRIOT
7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	124289
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7564		Sq. Ft.	Site		0	70.	0.86	7									452,843						452,800	

Total AC/HA: 0.17365 | Total SF/SM: 7564 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 452,843 | Spl Credit | Total: 452,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24389136
Const Adj.:	0.99841499
Adj $ / SQ:	155.240
Other Features:	131300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464064
Depreciation:	122513
Depreciated Total:	341551

COMMENTS

OF= BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

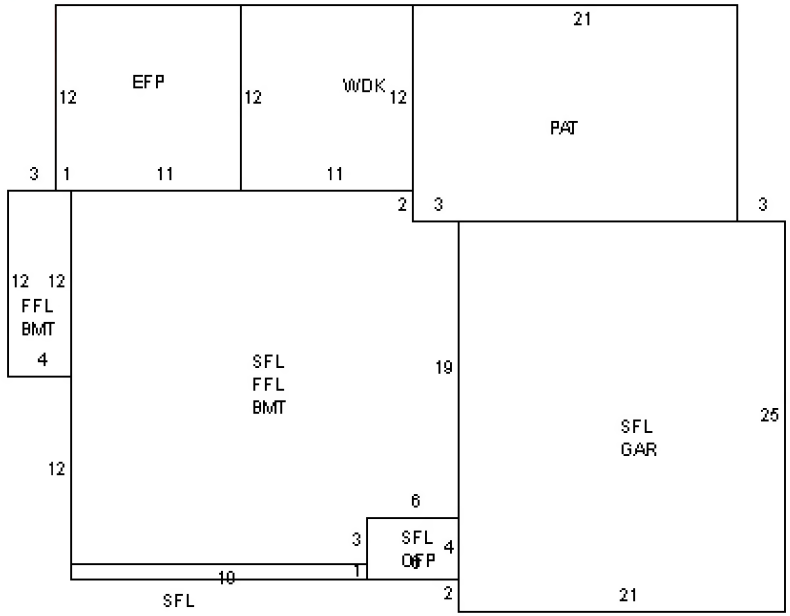
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.24
Special Features:	0	Val/Su Net:	97.29
Final Total:	341600	Val/Su SzAd	193.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,144	155.240	177,595
BMT	Basement	624	59.980	37,430
FFL	First Floor	624	155.240	96,870
GAR	Garage	525	19.730	10,359
PAT	Patio	294	3.520	1,035
EFP	Enclos Porch	144	46.060	6,632
WDK	Deck	132	13.550	1,789
OFP	Open Porch	24	43.930	1,054
	Net Sketched Area:	3,511	Total:	332,764
Size Ad	1768	Gross Are	3511	FinArea 2330

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	